

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
FEB 28 2022

BY:

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	<input checked="" type="checkbox"/>	VARIANCE / APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	_____	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION OR RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION: A Pharmacy to occupy approximately 4,865 square feet of a 16,000 square foot building.

PROJECT NAME: Nutmeg Pharmacy

STREET ADDRESS OF PROPERTY: 35-41 Industrial Park Road, Units #22,25 and 28, Centerbrook, CT 06409

ASSESSOR'S MAP: 44 LOT: ^{27-22 ; 27-25 ; 27-28} 36 LOT SIZE: N/A DISTRICT: Commercial

APPLICANT: Nutmeg Pharmacy c/o Christopher Oldender
33 Main Street, Centerbrook, CT 06409 PHONE: 860-810-8447

APPLICANT'S AGENT (if any) _____ PHONE _____

ENGINEER.SURVEYOR/ARCHITECT : N/A PHONE: N/A

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.



**TOWN OF ESSEX
Planning and
Zoning Commission**

29 West Avenue
Essex, CT 06426
860-767-4340 x 115 Fax: 860-767-8509
www.essexct.gov

✓ #58905

Fees: \$135.00 + \$60.00 (DEEP)
Make check payable to the Town of Essex

RECEIVED
FEB 28 2022

BY:

Application for Special Exception

PART TWO

Owner(s) of Property : Herbert T. Clark III D/B/A Clark Development

Address): PO Box 995, Essex, CT 06426

Phone No.: 860-767-0000 Email: htcessex@prodigy.net

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 80 of the Essex Zoning Regulations.

Accompanying this application form is:

- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- D) A Site Development Plan prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We, the undersigned, certify that all the information on this application, including all accompanying documents, is correct as of the date below, and conforms with Town's zoning regulations. I/ We certify that I/ We am/are the owner(s) of the premises described above and are aware of and understand the above referenced zoning regulation(s).

FOR OFFICIAL USE ONLY:

Application No. PZC-22-06

Date received by ZEO: _____

Signed: 
Property owner

Dated: 2/28/22

Appendix A

Application Checklist for Special Exception

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Special Exception. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area in the “waiver” category is provided for check-off, submission of information is always mandatory.

Waiver(s) may be granted by the Commission pursuant to Section 120C.8. for the furnishing of item(s) of information in which the Commission finds that such item(s) are not relevant to the proper disposition of an application. Such waiver(s) are limited to the furnishing of said information and do not include a request for delay in time to submit necessary items.

Nothing in this section shall prohibit an applicant(s) from requesting a waiver(s) in advance of submitting an application for Special Exception to the Commission.

This checklist shall be complete when signed and dated by the applicant(s) where such signatures and date shall be entered no later than the actual date of the submission of said application.

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner				
120A.2	Purchaser Owner's written consent				
120A.3	Lessee Owner's written consent				
120B	Application Documents- 15 copies				
120C.1	Description of Premises				
120C.2	List of Neighboring Owners				
120C.3	Statement of Use				
120C.4	Site Development Plan				
120C.4.a	Owner / Applicant Name				
120C.4.b	Plan Data				
120C.4.c	Roadways				
120C.4.d	Survey Monuments				
120C.4.e	Municipal / District Boundaries				
120C.4.f	Easements / R-O-W / etc.				
120C.4.g	Wetlands and Watercourses				
120C.4.h	Total Premise Area Use				
120C.4.i	Building / Lot Coverage				
120C.4.j	Location / Setback Data				
120C.4.k	Building / Structure Dimension Signs and Lighting				
120C.4.l	Roadways and Parking				
120C.4.m	Infrastructure Data				
120C.4.n	Access / Soil / etc.				
120C.4.o	Water Supply / Septic Systems				
120C.4.p	Land Contours / Topography (_____ foot intervals)				
120C.4.q	Wetlands / Watercourses				
120C.4.r	Soils Classifications				
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control				
120C.4.t	Special Flood Hazard Area				
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110				
120C.5	Sanitation Letter & Data (see note below)				
120C.6	Multiple Dwelling Projects				
120C.7	Non-Commercial Timber Cutting				
120C.8	Waiver Requests (written)				
120D	Maps, Drawings, Certification				
101	Gateway Conservation District				
102	Coastal Management District				
103	Flood Plain District				
104	Water Resource District				
	Application submitted to town Director of Health or Town Sanitarian for review				

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 120F. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

120F. PUBLIC HEARING. The Commission shall hold a public hearing on each application for a special exception. A copy of such application shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing. Notice of the time and place of such hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the hearing. Such notice shall fairly and sufficiently apprise those who may be interested in the proceeding of the nature and character of the matter proposed in order that intelligent preparation for the hearing may be made. Such hearing shall commence within sixty-five (65) days after the receipt of the application. The hearing shall be completed within thirty-five (35) days after it commences. The commission shall render a decision on all applications within sixty-five (65) days after completion of such hearing. The petitioner or applicant may consent to one or more extensions of any period specified in this section, provided the total extensions all such periods shall not be longer than sixty-five (65) days, or may withdraw such petition or application.

Not less than fifteen days prior to the commencement of the public hearing, the applicant shall post a notice of the hearing on the property involved. Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twelve square feet (12 sq. ft.).**

The sign shall contain the following text:

"Application pending on this property before the Planning and Zoning Commission for Special Exception approval for which a public hearing is being held:

Time: *7pm*

Date:

Place: Town Hall, 29 West Avenue, Essex, CT 06426

For more information, call (860)767-4340 (or as said number is changed from time to time).

Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

Note: If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular Special Exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

Signature of Property Owner



Date:

2/28/22

RX Specialty Consulting LLC, DBA Nutmeg Pharmacy
Statement of Use
40 Main Street, Centerbrook, CT 06409

Nutmeg Pharmacy will occupy a portion of space (approximately 4500 square feet), formerly occupied by FTD.com

Nutmeg Pharmacy currently occupies and operates out of 33 Main Street, directly across the street from the new location. We are open 7 days a week (M-F: 8:30a-7p / Sat: 8:30a-3p / Sun: 9a-1p) and also offer free delivery!

We are a full-service retail pharmacy offering a variety of services and products:

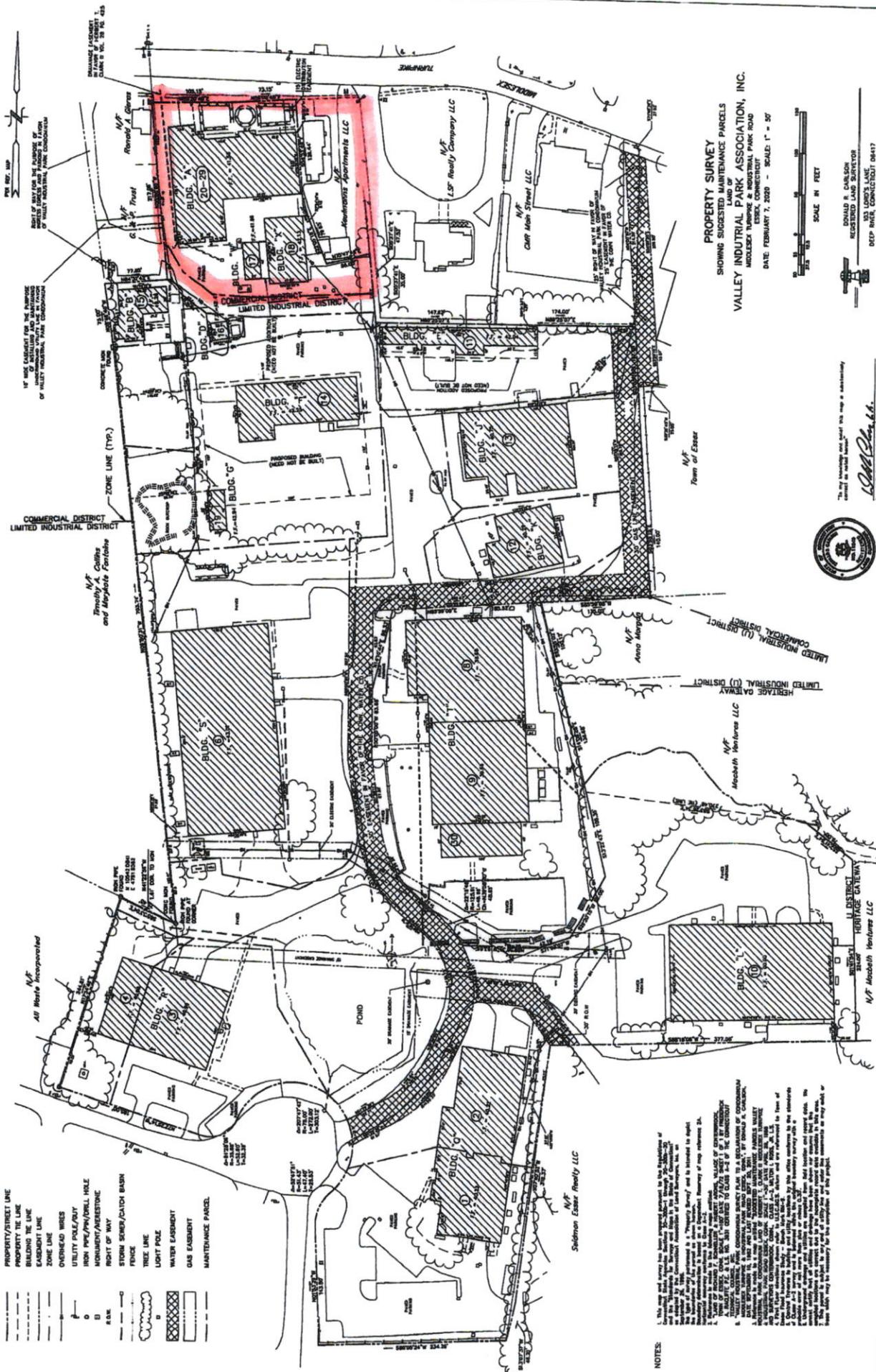
- All services related to the dispensing of prescription medications
- Specialized medication packaging to assist with medication adherence
- Immunization services including but not limited to COVID-19
- Medication synchronization
- Durable medical equipment (i.e. shower chairs, walkers, wheelchairs, etc)
- Comprehensive OTC selection (i.e. cough&cold, pain, fever etc)
- Awesome selection of greeting cards including Papyrus!
- Free blood-pressure screening
- Medication consultation services
- Free delivery!

There are some improvements that must be done to open up the front store retail space as well as some of the pharmacy space in the back to make room for medication storage and handling.

We expect maximum occupancy to be between 5-10 pharmacy personnel

LEGEND

- PROPERTY/STREET LINE
- BOUNDARY LINE
- SHADING LINE
- EASEMENT LINE
- ZONE LINE
- OVERHEAD WIRE
- UTILITY POLE/POST
- IRON PIPE/POWELL HOLE
- MANHOLE/CASTROUSE
- RIGHT OF WAY
- STORM SEWER/CATCH BASIN
- FENCE
- TREE LINE
- LIGHT POLE
- WATER EASEMENT
- GAS EASEMENT
- MAINTENANCE PARCEL



PROPERTY SURVEY
 SHOWING SUGGESTED MAINTENANCE PARCELS
 LAND OF
VALLEY INDUSTRIAL PARK ASSOCIATION, INC.
 ADDRESS: 1000 INDUSTRIAL PARK ROAD
 MOBILE, ALABAMA 36688
 DATE: FEBRUARY 7, 2020 - SCALE: 1" = 50'



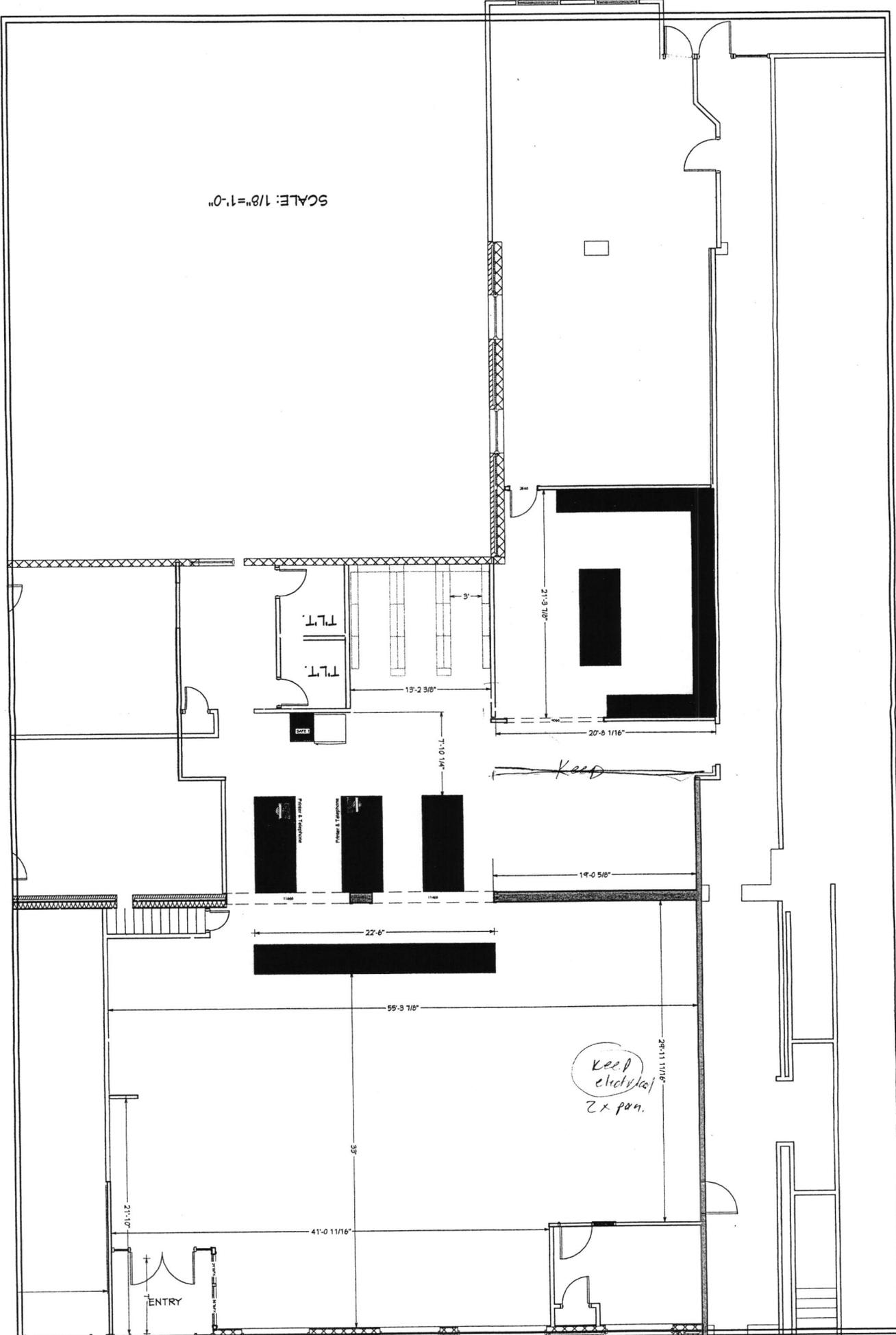
DONALD R. CARLSON
 REGISTERED LAND SURVEYOR
 1000 INDUSTRIAL PARK ROAD
 MOBILE, ALABAMA 36688
 205-331-5132



THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA.
 DONALD R. CARLSON
 REGISTERED PROFESSIONAL ENGINEER
 1000 INDUSTRIAL PARK ROAD
 MOBILE, ALABAMA 36688
 205-331-5132

NOTE:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT AND THE ALABAMA PROFESSIONAL ENGINEERING ACT.
 2. THE PROPERTY SURVEY WAS CONDUCTED ON FEBRUARY 7, 2020.
 3. THE SCALE OF THIS SURVEY IS 1" = 50'.
 4. THE PROPERTY SURVEY WAS CONDUCTED BY DONALD R. CARLSON, REGISTERED LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER.
 5. THE PROPERTY SURVEY WAS CONDUCTED AT THE VALLEY INDUSTRIAL PARK ASSOCIATION, INC. ADDRESS: 1000 INDUSTRIAL PARK ROAD, MOBILE, ALABAMA 36688.
 6. THE PROPERTY SURVEY WAS CONDUCTED FOR THE PURPOSE OF SHOWING SUGGESTED MAINTENANCE PARCELS.
 7. THE PROPERTY SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT AND THE ALABAMA PROFESSIONAL ENGINEERING ACT.
 8. THE PROPERTY SURVEY WAS CONDUCTED BY DONALD R. CARLSON, REGISTERED LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER.
 9. THE PROPERTY SURVEY WAS CONDUCTED AT THE VALLEY INDUSTRIAL PARK ASSOCIATION, INC. ADDRESS: 1000 INDUSTRIAL PARK ROAD, MOBILE, ALABAMA 36688.
 10. THE PROPERTY SURVEY WAS CONDUCTED FOR THE PURPOSE OF SHOWING SUGGESTED MAINTENANCE PARCELS.

SCALE: 1/8"=1'-0"



John S Demyan
 116 Hillcrest Rd
 Niantic, Ct 06357

© 2018

Proposed Nutmeg
 Centerbrook Pharmacy

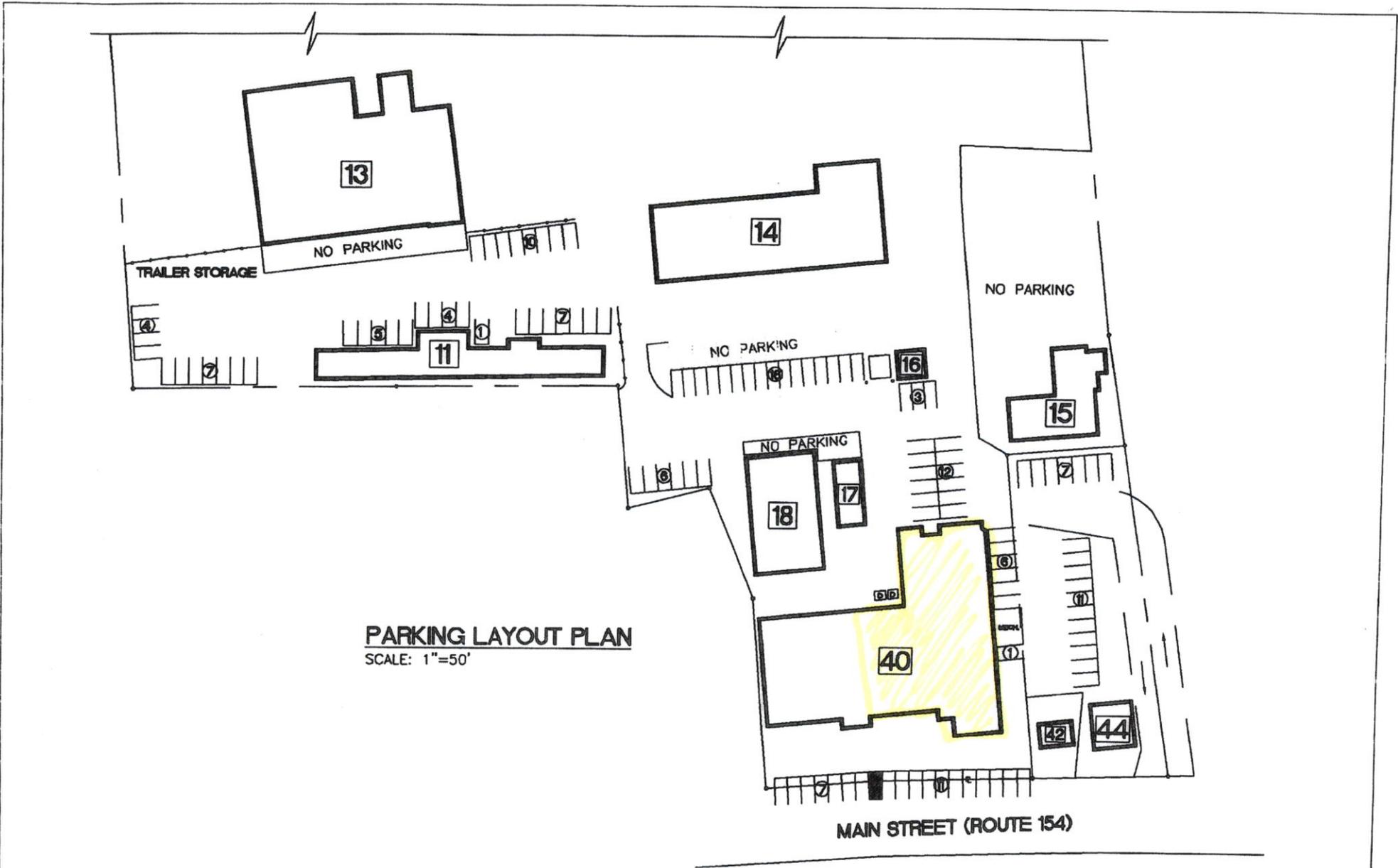
40 Main St
 Essex, Ct 06426

DRAWN BY: DATE:

SHEET NUMBER

1

REVISION #



PARKING LAYOUT PLAN
 SCALE: 1"=50'

VALLEY INDUSTRIAL PARK CONDOMINIUM

9/13/2018
 NOT TO SCALE

**SITE PLAN
 PARKING LAYOUT
 PARK-1**

Site Address	Owner Name	Owner Address	Owner City	Owner State
35-41 INDUSTRIAL PARK RD Unit #11	CENTERBROOK PROPERTIES LLC	P.O. BOX 354	CENTERBROOK	CT 06409
36 Main Street CTBK	Kaufmanns Apartments LLC c/o Karl Kaufmann	34 Warsaw Street	Deep River	CT 06417
42 Main Street CTBK	Ronald Gieras	6 Gerard Avenue	Westbrook	CT 06498
37 Main Street CTBK	Michael & Anna Albanis	139 Shore Road	Clinton	CT 06413
46 Main Street CTBK	Richard Farn dell	46 Main Street	Centerbrook	CT 06409
35-41 INDUSTRIAL PARK RD Unit #16	Herbert T Clark III	PO Box 995	Essex	CT 06426
35-41 INDUSTRIAL PARK RD Unit #16	Herbert T Clark III	PO Box 995	Essex	CT 06426
35-41 INDUSTRIAL PARK RD Unit #16	Herbert T Clark III	PO Box 995	Essex	CT 06426
34 MAIN ST CTBK	LSF REALTY COMPANY LLC	PO BOX 105	CENTERBROOK	CT 06409
31 MAIN ST CTBK	JMB PROPERTY LLC	55 HIDDEN PLACE	CHESHIRE	CT 06410
31A MAIN ST CTBK	SOUTHERN NEW ENGLAND TEL CO C/O FRONTIER COMMS TAX DEPT	PO BOX 2629	ADDISON	TX 75001